

FOR  
SALE



7 Peregrine Court, Gateford, Worksop, Nottinghamshire S81 8TR

£230,000 -

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## PROPERTY SUMMARY

Set within this much sought after area with an internal inspection being highly recommended is this well presented and decorated three bedroom detached home that has gas central heating and uPVC double glazed windows. Offered for sale to Landlords/Investors with an ongoing tenancy at £820 PCN, the accommodation comprises of; entrance lobby, lounge with fire surround and electric fire, double doors to the dining kitchen with a good range of fitted units, conservatory, side lobby and W.C. On the first floor; landing, three bedrooms with master having an ensuite shower room, family bathroom. Outside; front and rear gardens, driveway and garage.



## POINTS OF INTEREST

- Ongoing Tenancy
- Rent at £820 PCM
- Well Decorated & Presented
- Sought After Area
- Three Bedroom Detached
- GFCH & uPVC DG
- Conservatory
- Bedroom 1 with Ensuite
- Driveway & Garage
- Viewing Essential



## ROOM DESCRIPTIONS

### Ground Floor

#### Lobby

With entrance door, central heating radiator, stairs to the first floor.

#### Lounge 4.11m x 3.45m (13' 6" x 11' 4")

With a front facing bay window, two central heating radiator, fire surround and electric fire, double doors to the dining kitchen.

#### Dining Kitchen 5.79m x 2.80m (19' 0" x 9' 2")

With a good range of fitted wall and base units, worksurfaces, sink unit, split level cooker, rear window, rear internal French doors to the conservatory, fringed. freezer, washing machine, central heating radiator.

#### Conservatory 2.89m x 2.70m (9' 6" x 8' 10")

With a side door to the garden, central heating radiator.

#### Side Lobby

With door to the side passage.

#### Downstairs W.C

With a low flush w.c, wash hand basin, rear facing window, central heating radiator.

### First Floor

#### Landing

#### Bedroom One 4.04m x 3.38m (13' 3" x 11' 1")

With fitted wardrobes, storage, front facing window, central heating radiator.

#### Ensuite

With a shower cubicle and mains shower unit, wash hand basin, front facing window, tiling, heated towel rail.

#### Bedroom Two 4.47m x 2.44m (14' 8" x 8' 0")

With front and rear facing windows, central heating radiator.

#### Bedroom Three 2.64m x 2.44m (8' 8" x 8' 0")

With a rear facing window, central heating radiator.

#### Bathroom

With a white suite that comprises of; panelled bath, wash hand basin, low flush w.c, rear facing window, central heating radiator. tiling.

### Outside

#### Gardens

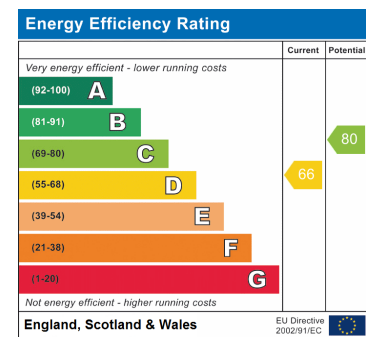
Front and rear lawned gardens, the rear being enclosed with patio.

#### Driveway

#### Garage



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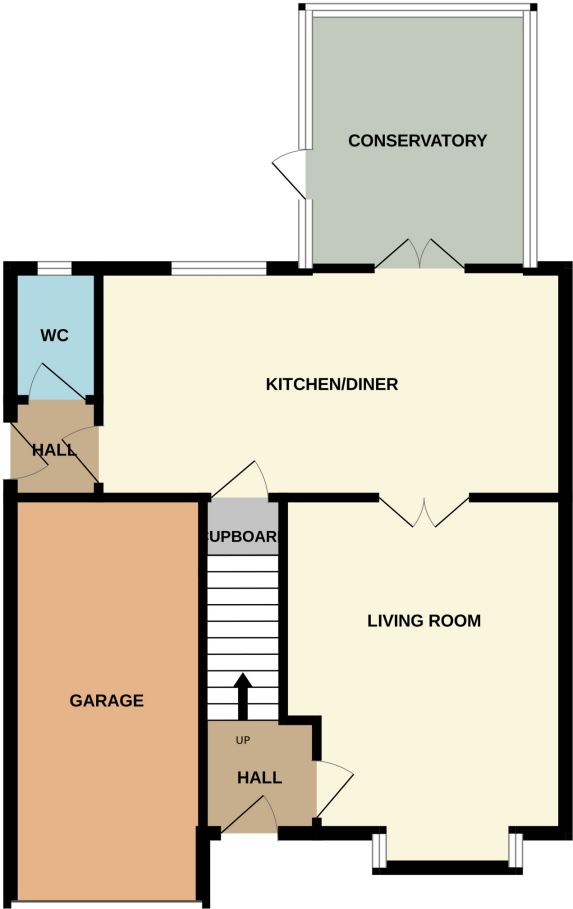








GROUND FLOOR



1ST FLOOR

